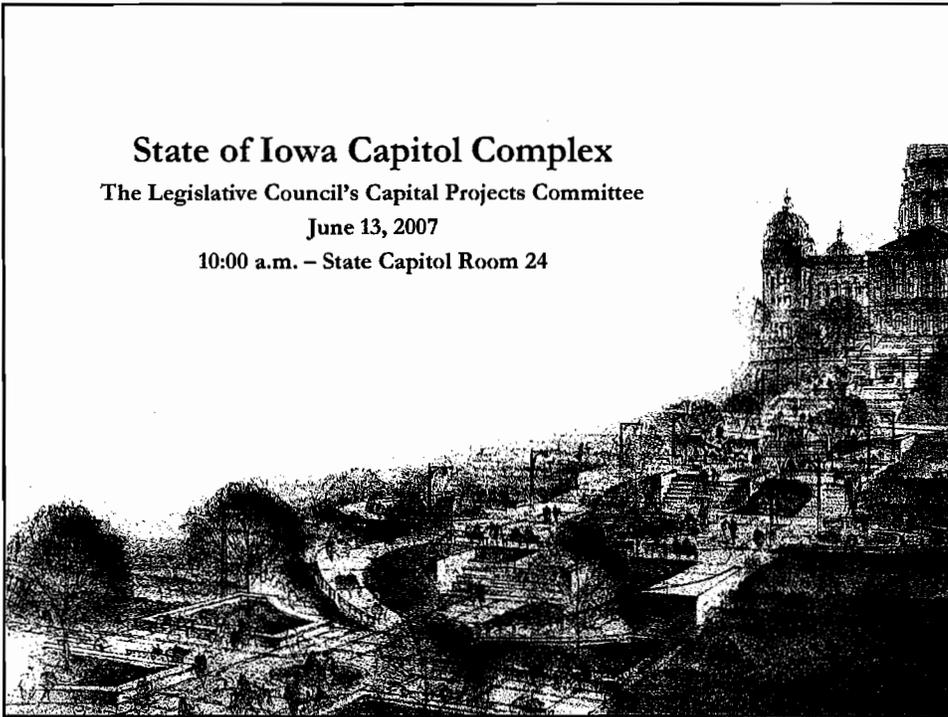


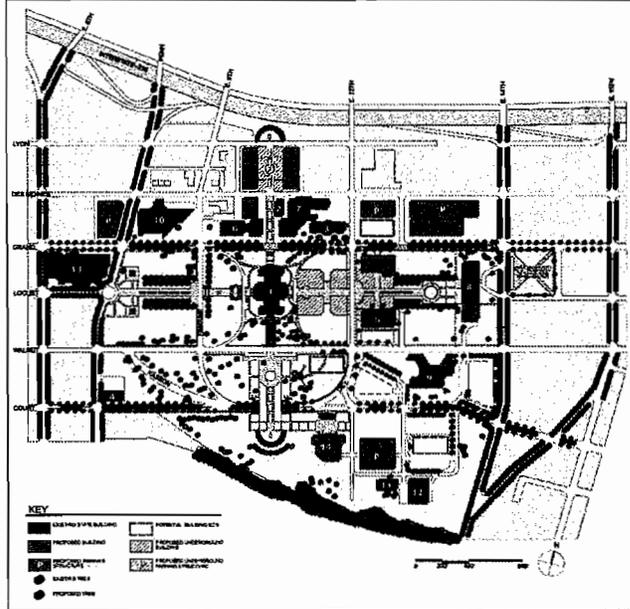
State of Iowa Capitol Complex
The Legislative Council's Capital Projects Committee
June 13, 2007
10:00 a.m. – State Capitol Room 24



Agenda – (Quick Version 1-8)

- | | |
|--|--|
| 1. Overview of DAS | 11. Parking Garage |
| 2. The Capitol Building | 12. Wallace Building |
| 3. West Capitol Terrace | 13. Lutheran Church |
| 4. Row House / East Locust Properties | 14. Workforce Development |
| 5. Public Safety Building | 15. Carriage House |
| 6. New State Office Building | 16. Miller and Parker Buildings |
| 7. New IUB/OCA Building | 17. East Side of the Complex |
| 8. <u>Mercy Capitol</u> | 18. Parking Lots |
| 9. Fleet Building | 19. Facilities Management – Energy Plant |
| 10. Historical Building | 20. South Side of the Capitol Update |

Capitol Master Plan

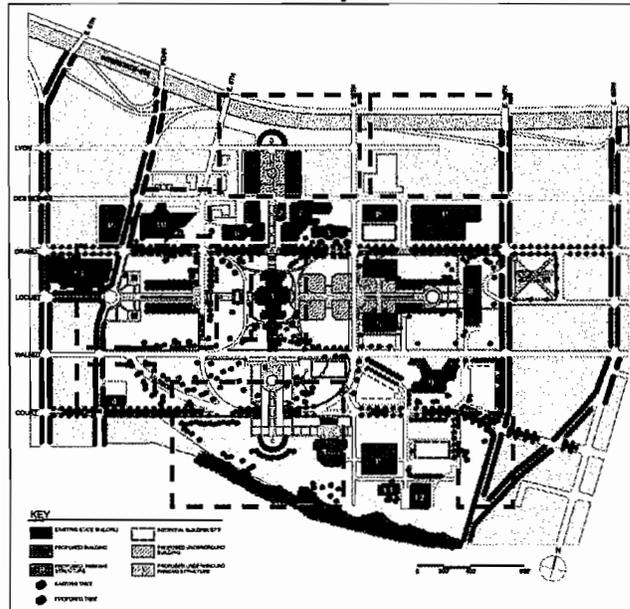


3

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



DAS Projects



4

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Overview

- **Complex undergoing most active periods of growth in decades**
- **170 Acres of Land – Value \$14.5 Million**
- **Buildings – Value \$600 Million plus**
- **DAS maintains all buildings and grounds except the Judicial building**
- **Provides statewide project management services**
- **Custodial and Maintenance service for 14 buildings on complex and 1 in Ankeny**
- **The buildings on complex are not insured**
- **DAS does not charge rent per se:**
 - Association Fee for Maintenance, Grounds, Custodial, etc.
 - FY07 Rate of \$3.425 per SF, up to \$3.10 per SF in FY08
 - Receives an appropriation for all utility costs



5

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

The State Capitol

- **Center / Heart of the Complex**
- **Renovation began in 1983**
- **\$90 Million on interior and exterior improvements**
- **East steps restoration complete by December 2007**



6

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

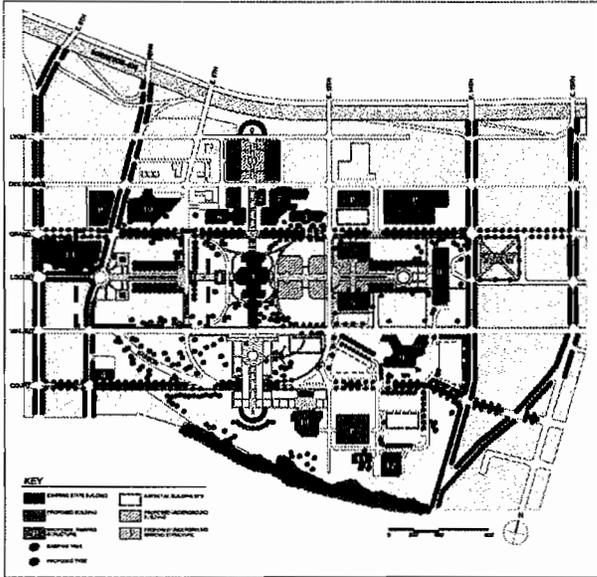
The State Capitol



7

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

West Capitol Terrace



8

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

West Capitol Terrace

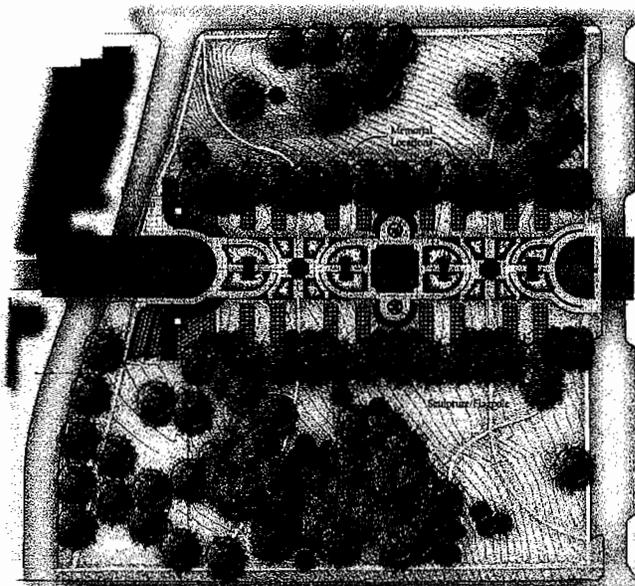
- **Funds have been appropriated**
 - Phase I – \$2.7 Million
 - Phase II – \$1.6 Million
- **Future Funds Needed**
 - Phase III – \$1.3 Million
 - Fountain – \$1 Million (Fundraising)
- **Arbor Day Activities**
- **Outdoor Wellness event**
- **Hy-Vee Triathlon Finish Line**
- **Yankee Doodle Pops**



9

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

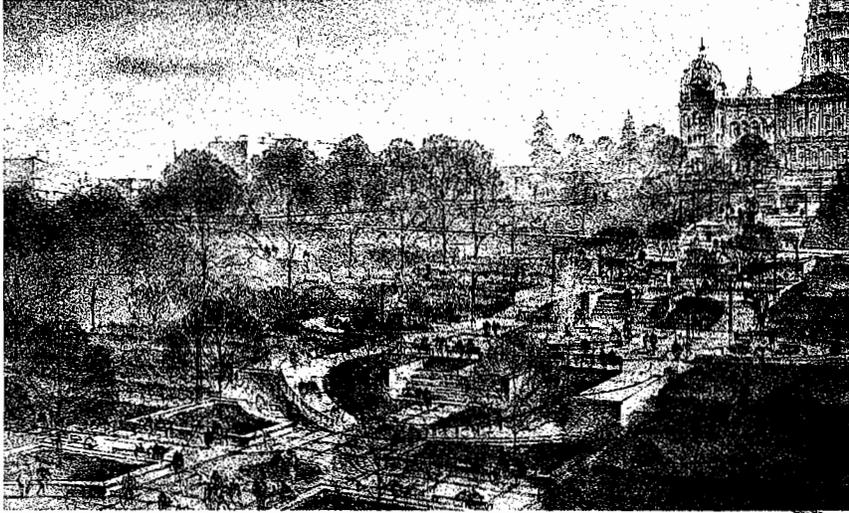
West Capitol Terrace – The Plan



10

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

West Capitol Terrace – The Vision

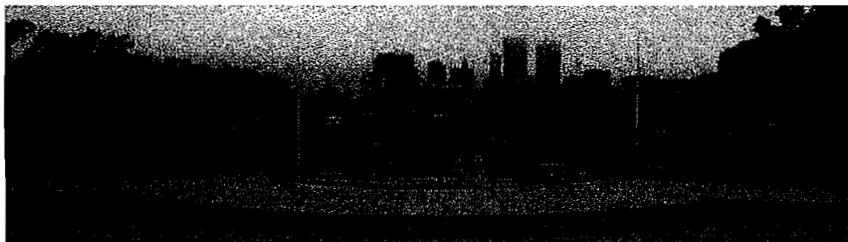
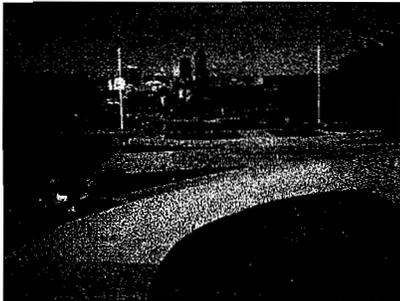


11

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

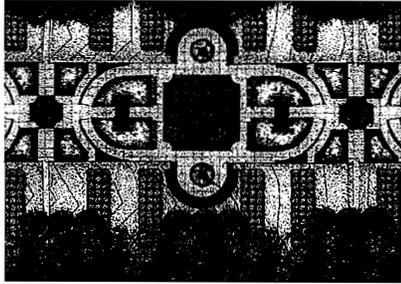
DAS

West Capitol Terrace – It's Here!



JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

West Capitol Terrace – Fountain?



The Nichols Plaza Fountain

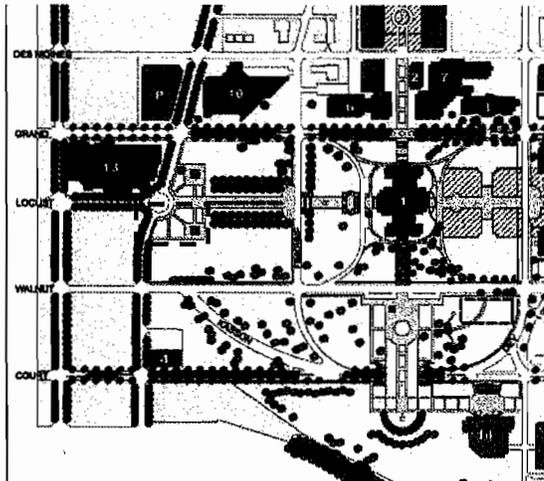
- Fundraising beginning
- Major statement piece
- Proposed \$1 Million fountain

13

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Row Houses / East Locust Properties



14

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Row Houses / East Locust Properties

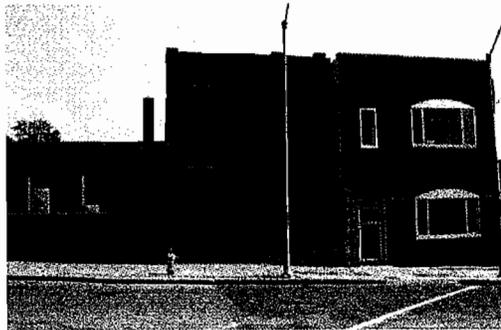
- **Plan to purchase all 3 buildings**
- **Create Grand Entry to the Park**
- **State owns 709 E. Locust**
- **Most likely have 707 E. Locust**
- **711 E. Locust owned by The Schooner Group, LLC**

15

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Row Houses / East Locust Properties

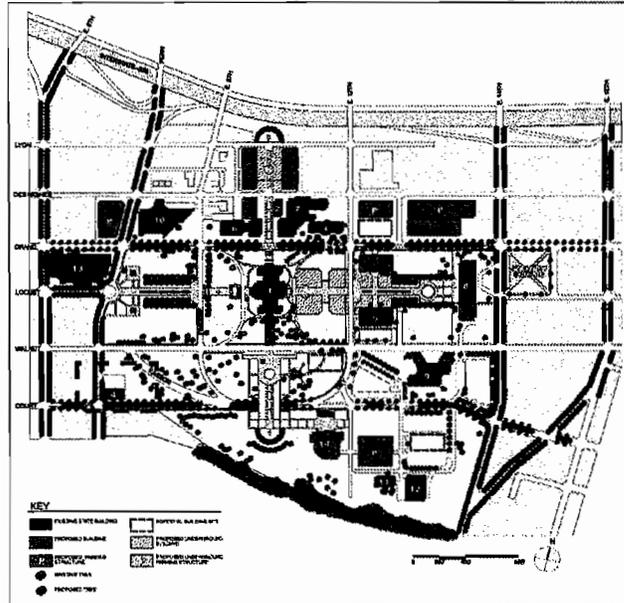


711 E. Locust 1950's The Schooner Group LLC	709 E. Locust 1894 State of Iowa	707 E. Locust 1892 Comm. Coll. Trustees
---	--	---

16



Public Safety Building



17

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Public Safety Building

- **Grand Opening – June 8, 2007**
- **Cost of renovation – \$18.5 Million**
- **111,000 Gross SF**
- **181 State employees in the building**

18

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Public Safety Building

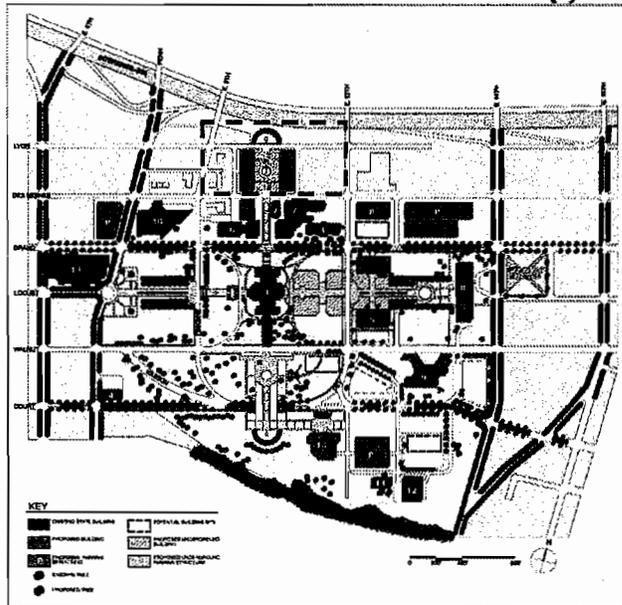


19

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



New State Office Building



20

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



New State Office Building

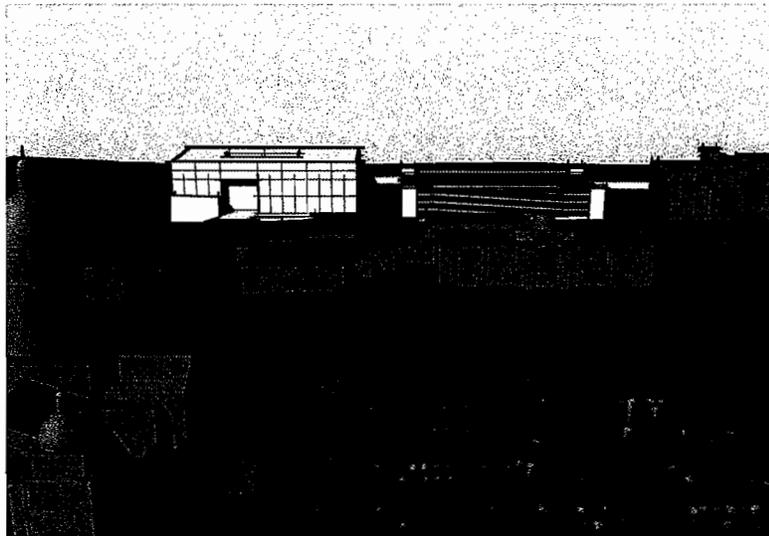
- \$77 Million appropriated for design and construction
- 350,000 SF Office Space
- Design work to begin this fall
- \$750,000 for Earnest Money – Mercy Capitol
- New Parking Garage
- Tunnel access to new garage
- Parking structure access to Mercy Capitol Hospital



21

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

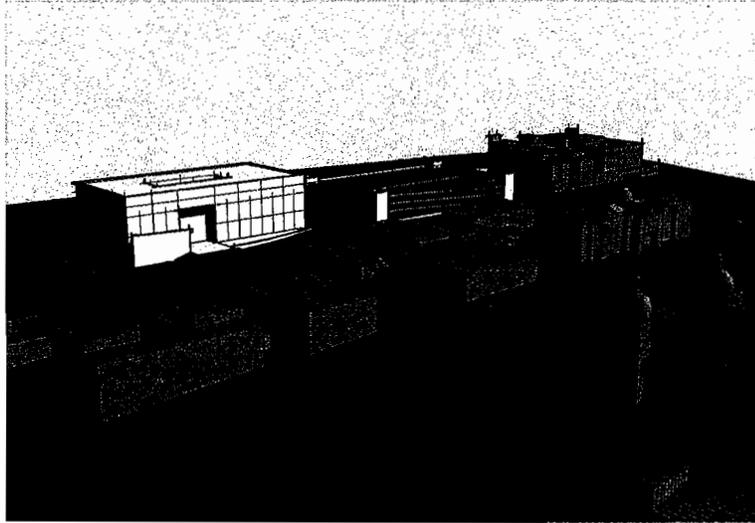
New State Office Building



22

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

New State Office Building

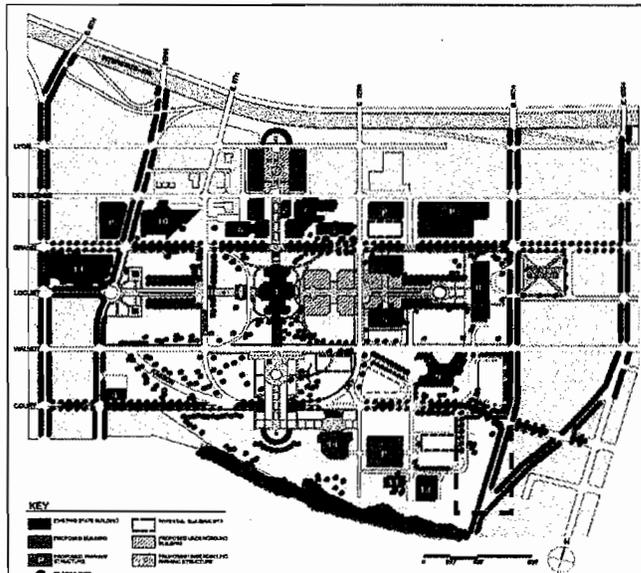


23

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



IUB/OCA Building



24

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



IUB/OCA Building

- Focal Point for the SE Corner of the Complex. Site is directly West of S.E. 14th Street and East of the Facilities building
- 37,000 SF Energy efficient building
- Intended to be an energy model for all Iowan's to follow
- Design firm hired and ready to begin



25

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

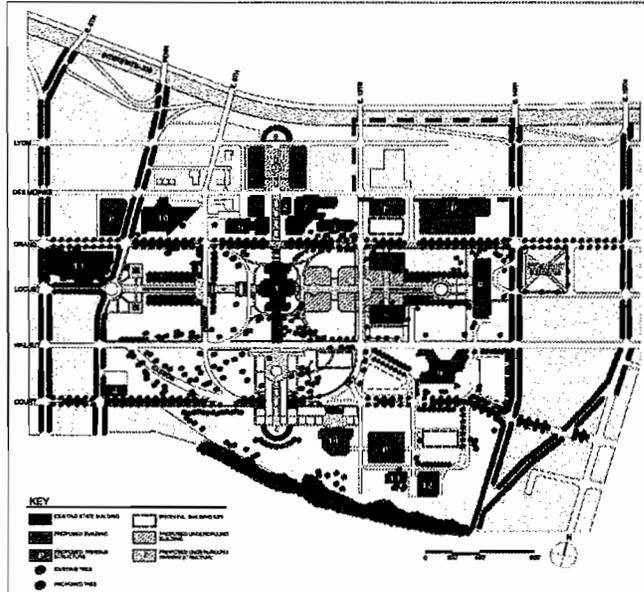
IUB/OCA Building – Site Image



26

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

Mercy Capitol



27

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Mercy Capitol

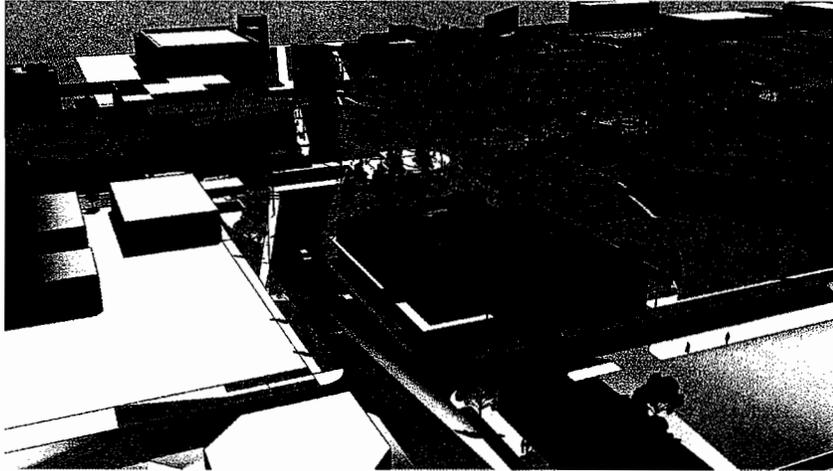
- Current Elements of Sale
- Financing the Purchase
- Trade for Lots
- LADCO involvement
- Potential Uses
 - Medical Office
 - Pharmacy Building
 - Hospital Itself

28

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



West End Improvements

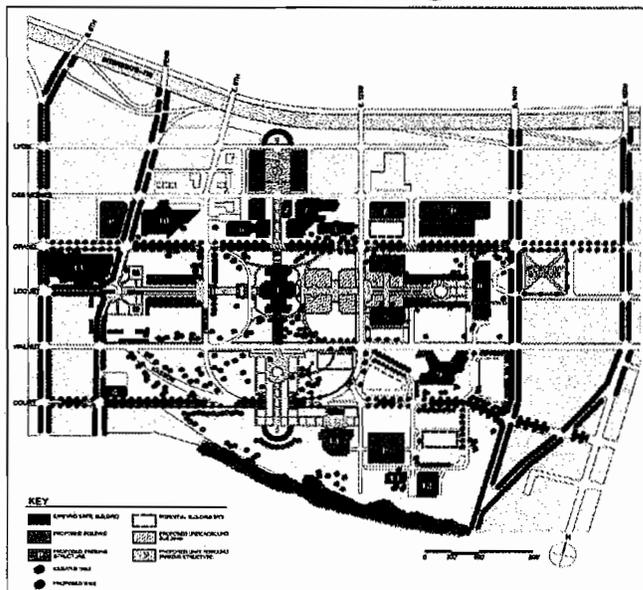


29

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Fleet Building



30

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Fleet Building

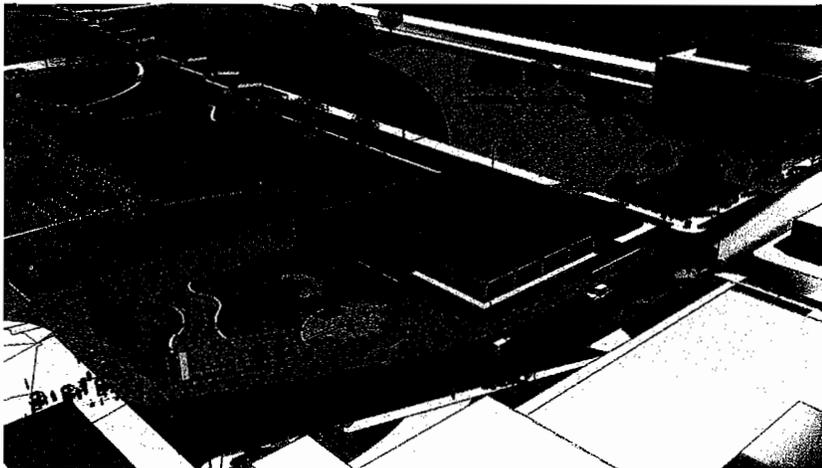
- State Garage located at 301 E. 7th Street on the complex.
- Could be a Center for Commerce?
- Could be a home for the Banking Division
 - Save current rent and spend on renovation
 - Ideal location for facility
 - Ties well to new West Terrace
- Could fulfill need for Public Restrooms and public meeting space
- Potential "Plaza of Commerce" for vendors possibly even the Iowa State Fair.

31

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Fleet Building

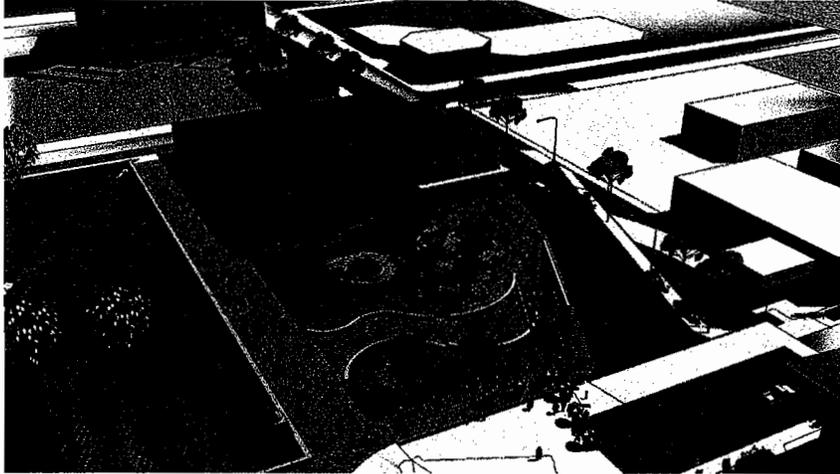


32

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



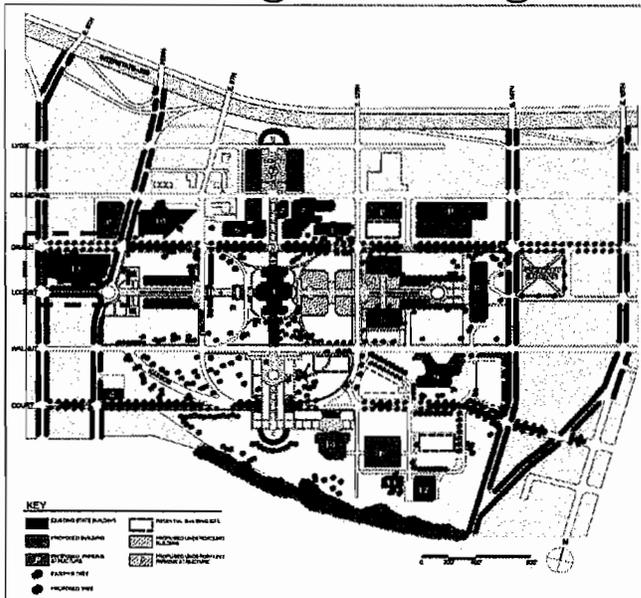
Fleet Building



33

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

Historical Building – Visioning Center



34

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

Historical Building – Visioning Center

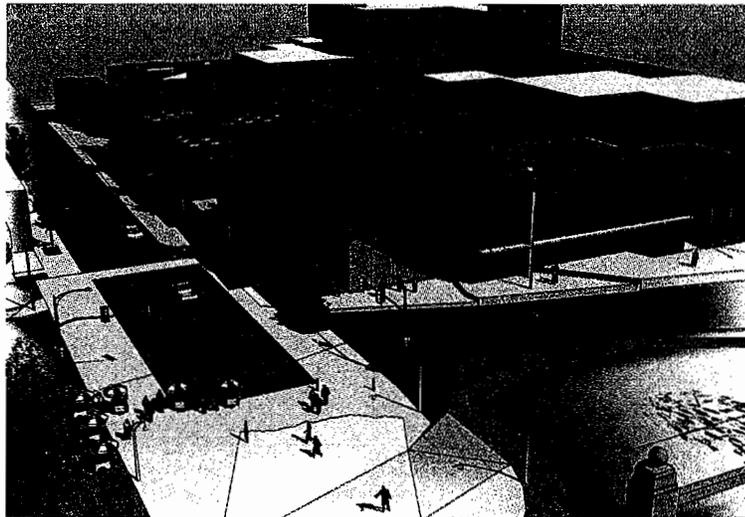
- Add a Capitol Visitors Center
- Theme “Roads to the Capitol”
- Logical connection to the Museum
- Excellent view up West Terrace to the Capitol
- Original Cupola idea!
- Telling the story, and it begins here!

35

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Historical Building – Visioning Center



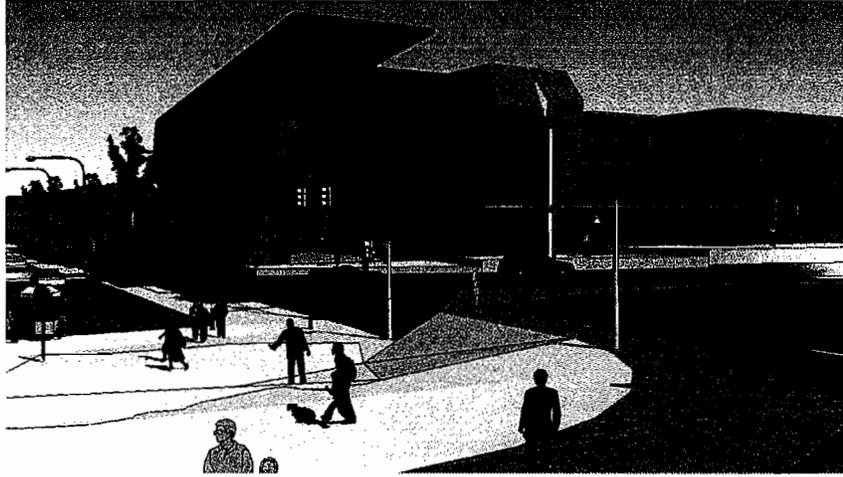
Design Concept

36

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Historical Building – Visioning Center



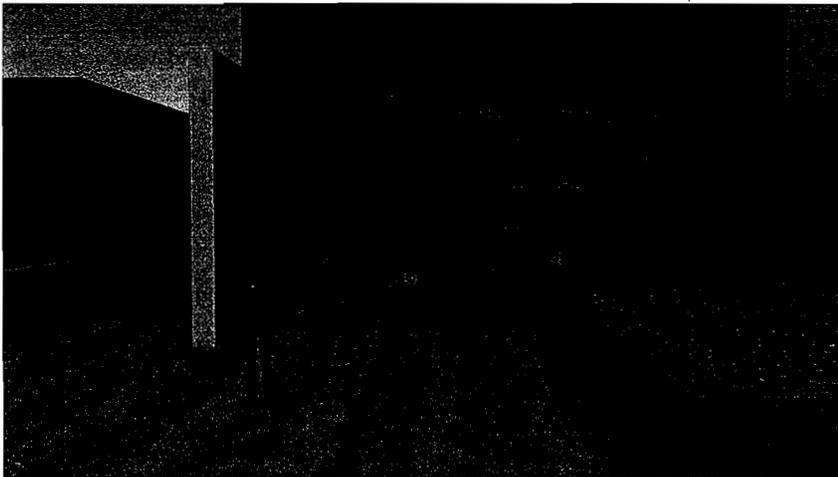
Design Concept

37

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Historical Building – Visioning Center



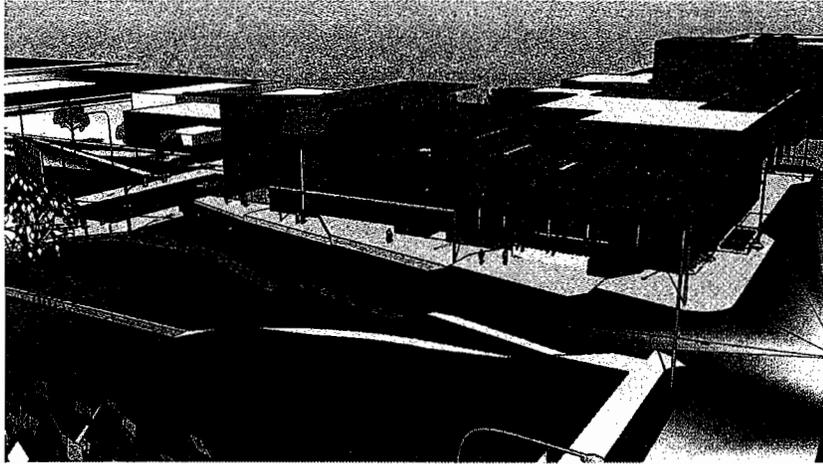
Design Concept

38

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Historical Building – Visioning Center



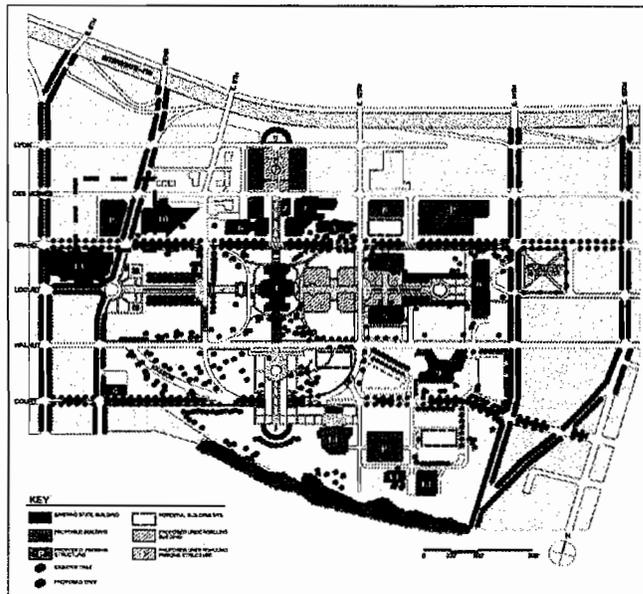
Design Concept



39

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

Existing Parking Garage



40



JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

Existing Parking Garage

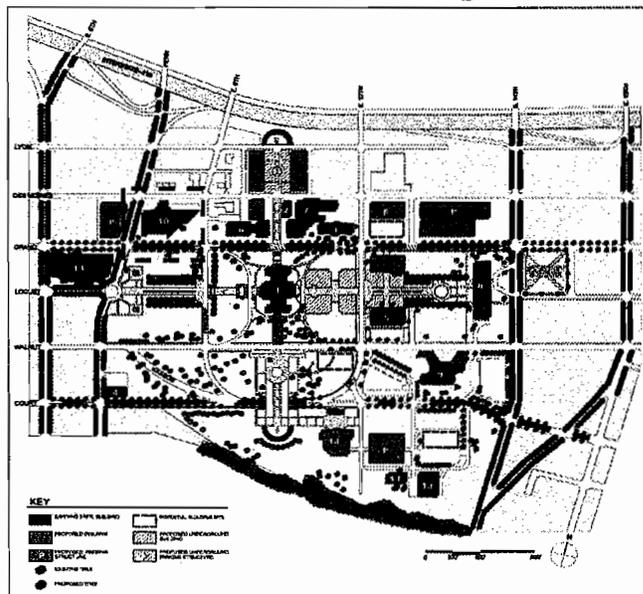
- Located at the NW Corner of E. Grand and Pennsylvania Avenue
- Holds 880 Vehicles
- \$12.72 Million to construct
- DART Shuttle Service to Capitol

41

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Wallace Building



42

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Wallace Building – Possibilities?

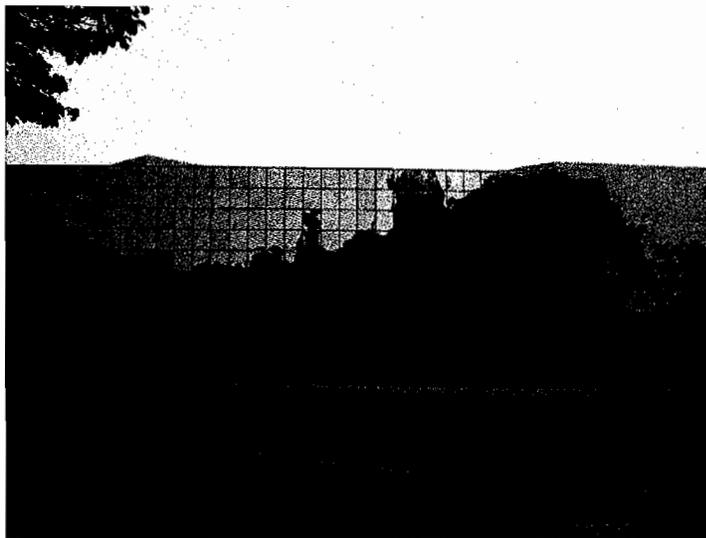
- Demolition once new state office building is complete
- Investigate whether keeping glass façade is worth the effort to do so.
- Potential site for the Cancer Survivors Park – Visibility the Key!
- Land swap with the City of Des Moines to create a parking garage

43

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Wallace Building – Existing

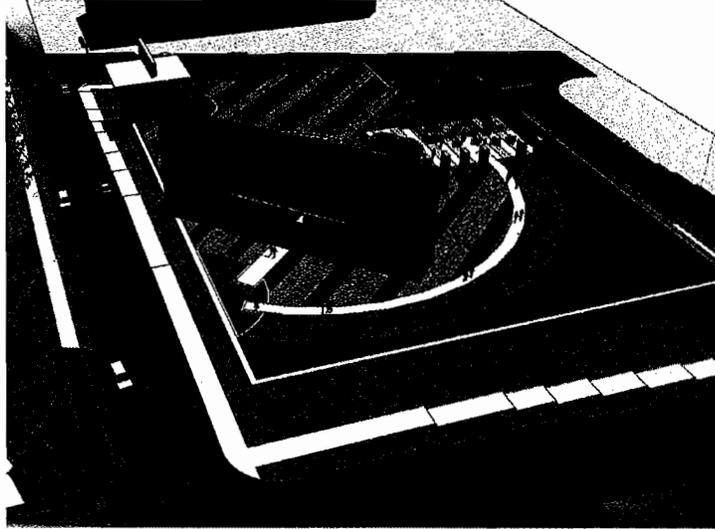


44

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Wallace Building – Possibilities?



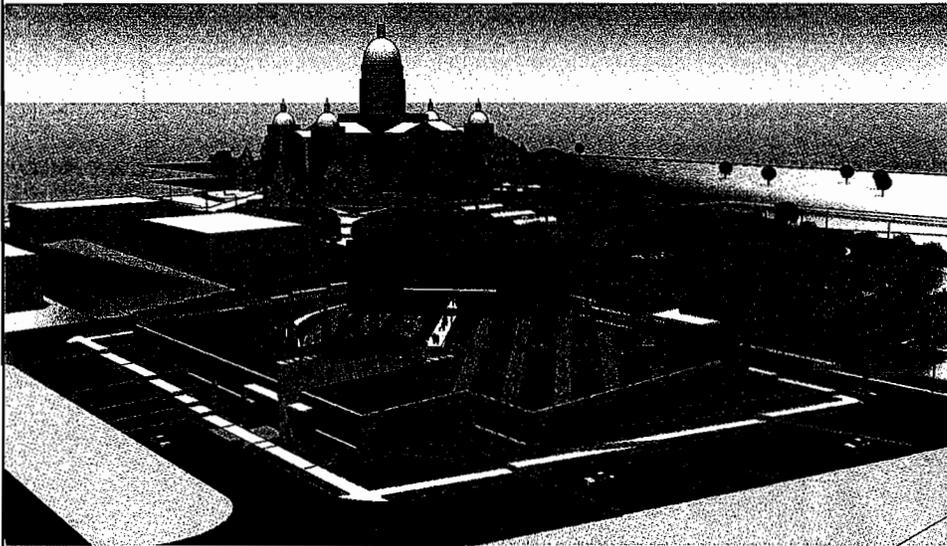
Design Concept

45

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Wallace Building – Possibilities?



Design Concept

46

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Wallace Building – Possibilities?



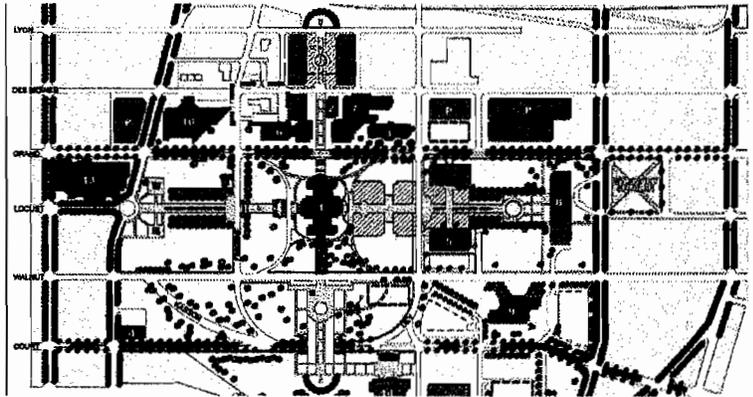
Design Concept

47

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Lutheran Church



- Master Plan recommends eventual purchase

48

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Lutheran Church

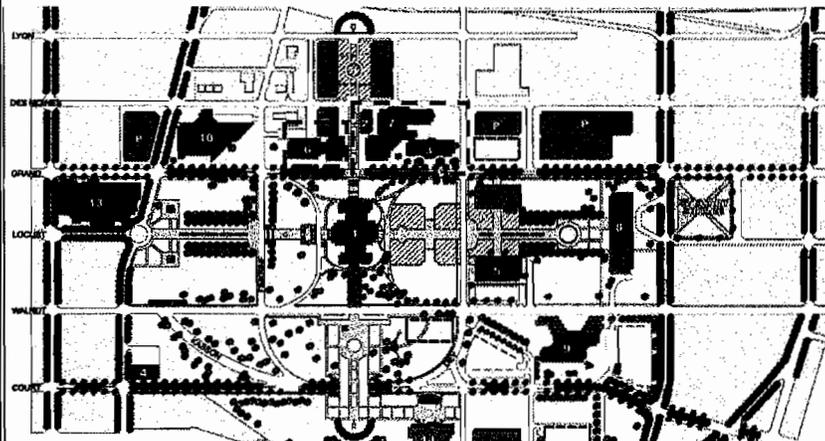


49

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



North Mall Buildings



50

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Jesse Parker Building

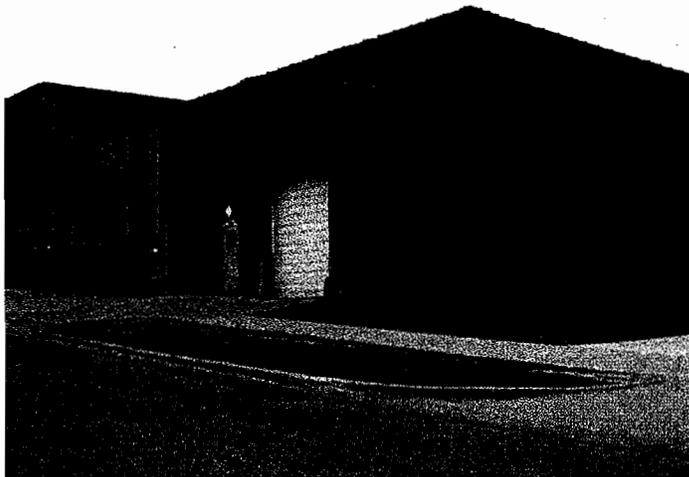


51

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Carriage House - Existing

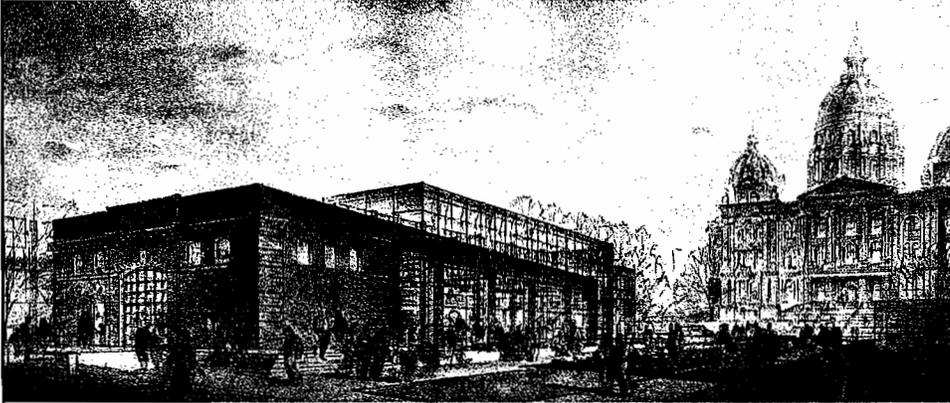


52

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Carriage House – Possibility?

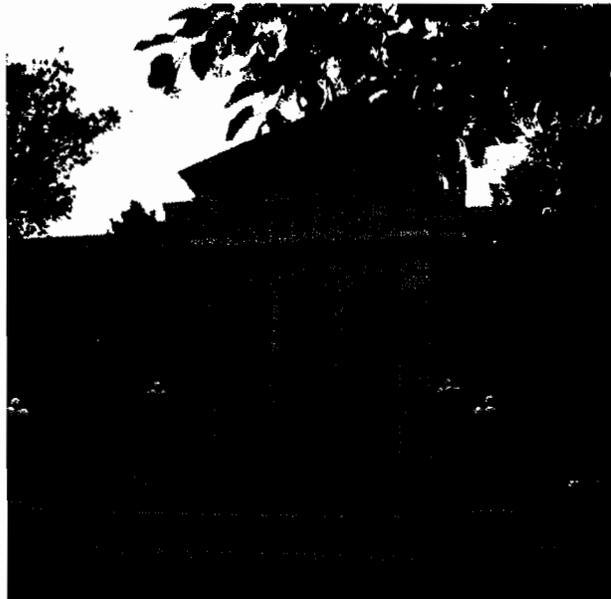


53

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Ola Babcock-Miller Building

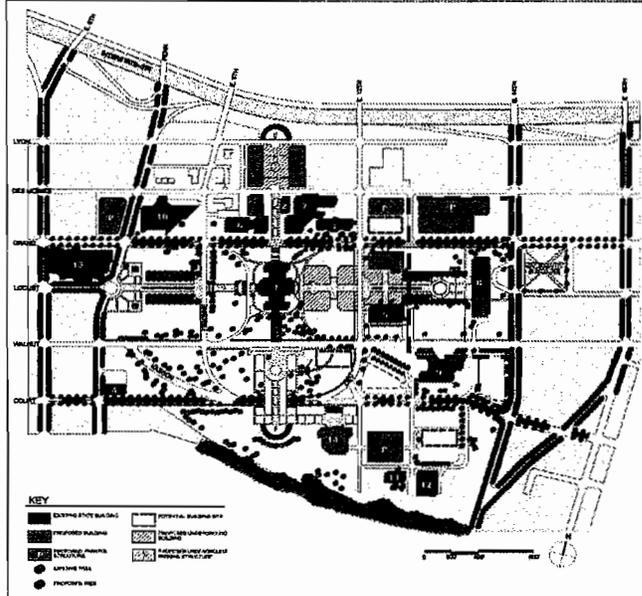


54

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



East Side Complex Improvements



55

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

East Side Complex Improvements

- **Grimes Building Renovation**
 - Extend building to the South
 - More needed office space
 - Improves symmetry of the East Mall
 - Constructed in 1966 and needs upgrades
- **The East Parking Lots**
 - Currently Gravel Lots
 - Think about future uses as Mercy Site evolves

56

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Parking Lot Improvements



57

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Facilities Management / Energy Plant

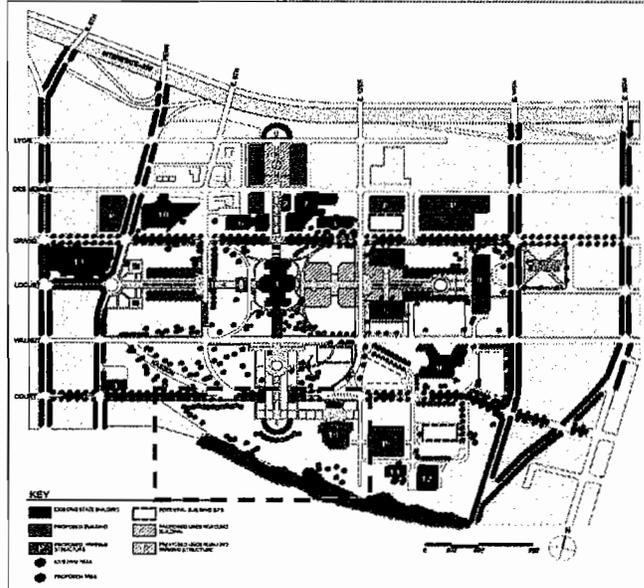
- **Central Energy Plant and Facilities Management Center**
 - FY08 appropriation - \$998,000
 - 400 tons of dry cooling equipment installed at Central Plant
 - Heat Plate exchangers installed
 - Sub-metering system installed
 - Future façade replacement and Facilities building expansion
- **The Cooling Tower – North Mall**
 - Aging and needs replaced
 - Connect buildings to Central Plant and eliminate the need for this plant
 - Connect to the new electrical distribution system
- **New Electrical Distribution System**
 - Working to complete since 2003
 - Most buildings connected to main and backup systems
 - Complete in 2009 – Cost of \$15 Million

58

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



South Side Complex Improvements



59

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

South Side Complex Improvements

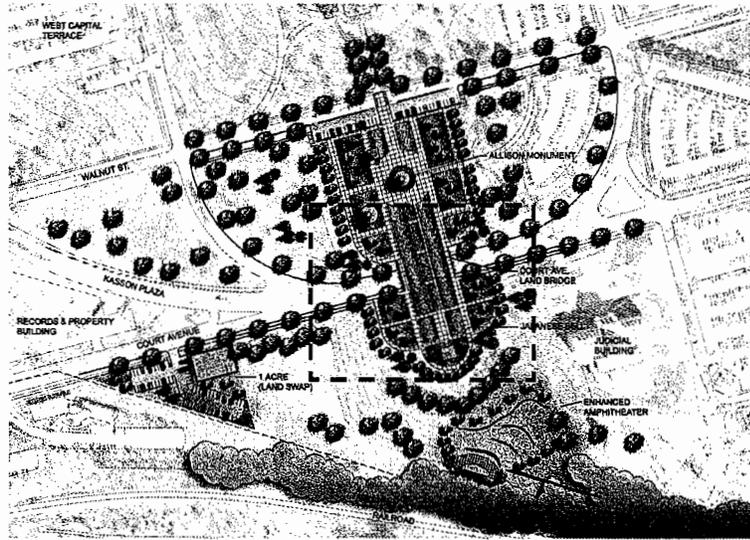
- Japanese Bell
- Judicial Building
- Court Avenue Bridge
- Sledding Hill
- Iowa Community College Building

60

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Court Avenue Bridge



61

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

DAS

Court Avenue Bridge

- Originally part of Capitol Complex
- Demolished when structurally unsafe – early 1990's
- Replacement is integral in completing Master Plan
- Master Plan recommends replacement of land bridge

62

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

DAS

Court Avenue Bridge – Early Years

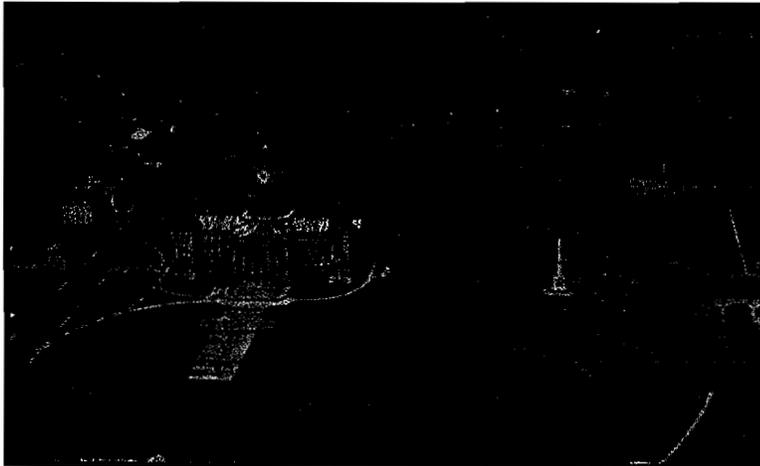


63

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Court Avenue Bridge – Early Years

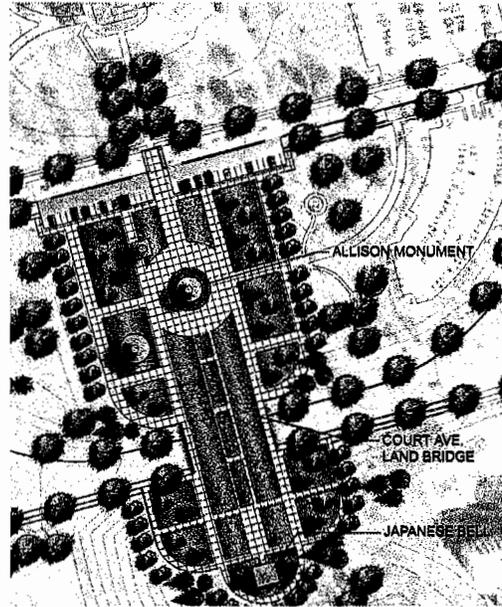


64

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Court Avenue Bridge - Proposed



65

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Natural Amphitheater

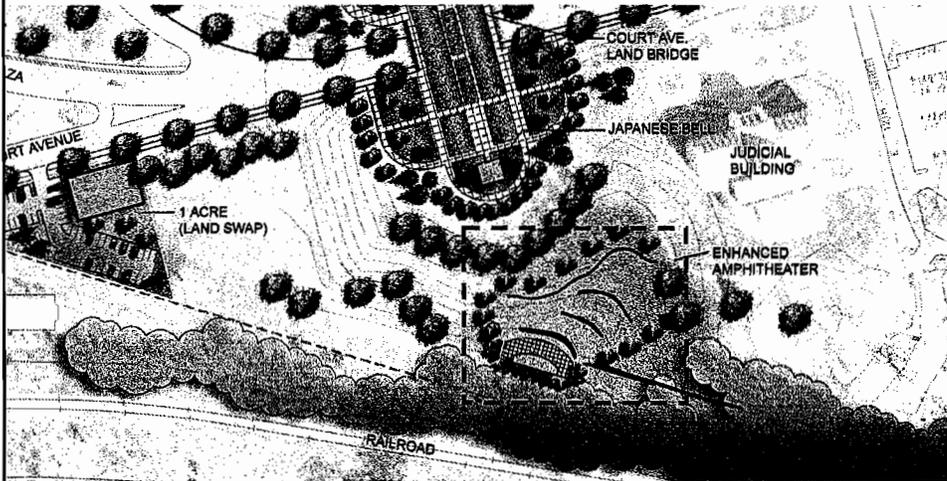
- Picturesque landscape
- Existing walls / seating
- Natural slopes for amphitheater
- Electrical connections installed

66

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Natural Amphitheater



67

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Natural Amphitheater - Photos



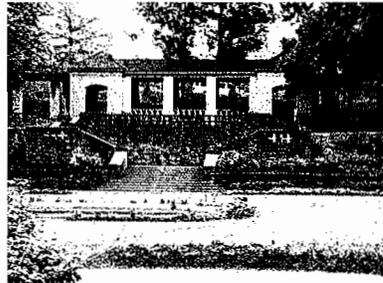
JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Natural Amphitheater - Examples



Jefferson City, Missouri



69

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Iowa Community College Building

- Potential Land Swap to obtain 707 E. Locust Street –(West Terrace Building)
- Only 1 acre
- All plans must be approved by DAS staff

70

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Iowa Community College Building

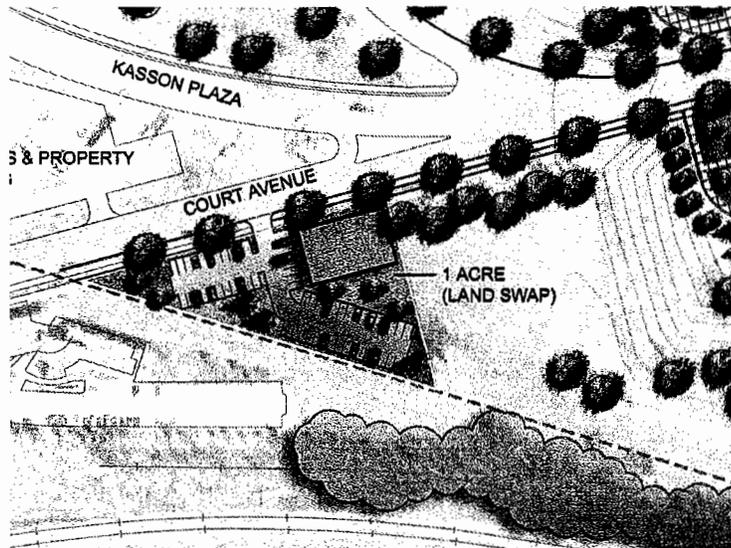


71

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Iowa Community College Building



72

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO



Summary

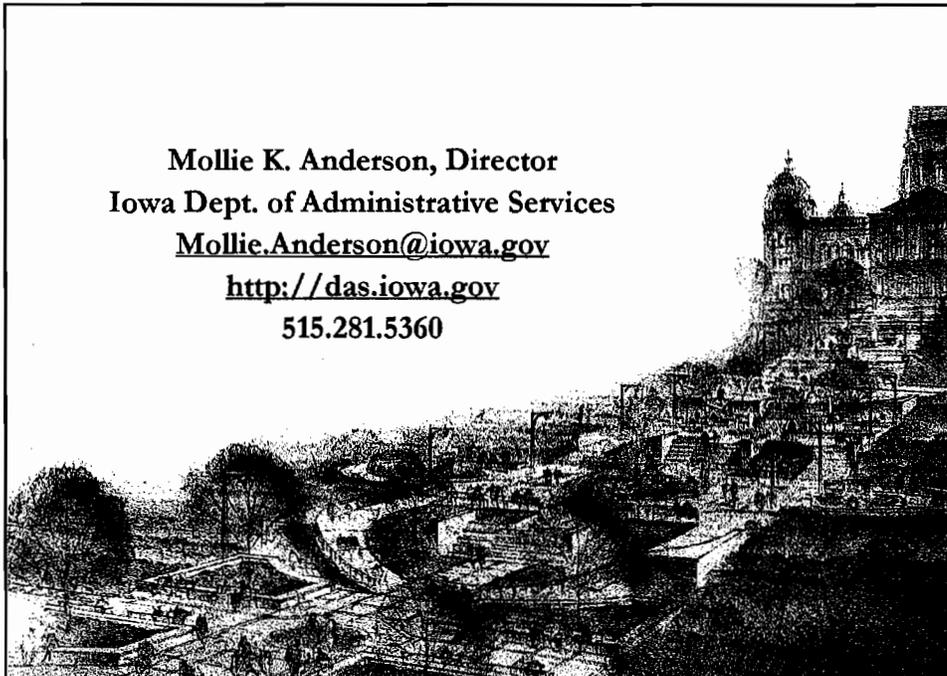
- Exciting times on the Capitol Complex
- New office buildings and renovations will save the State money in the long run on Lease rates.
- Complex maintenance is key. Funding needs to continue to increase as the number of facilities increases. We are well behind where we need to be on general maintenance of all facilities.
- Stay tuned, many of these projects are moving quickly. You'll see progress soon!



73

JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO

Mollie K. Anderson, Director
Iowa Dept. of Administrative Services
Mollie.Anderson@iowa.gov
<http://das.iowa.gov>
515.281.5360



JEFFREY MORGAN ARCHITECTURE STUDIO • BRIAN CLARK & ASSOCIATES • TRAVIS RICE STUDIO